

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

APR# 05-IV-5S

Staff Use Only

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

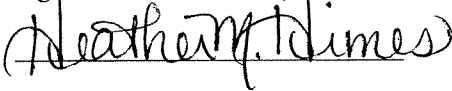
SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Heather M. Himes Daytime Phone: 703 456-8555

Address: Cooley Godward LLP One Freedom Square, Reston Town Center, 11951 Freedom Drive, Reston, VA20190

Nominator E-mail Address: hhimes@cooley.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):



Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Not Applicable

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:
Heather M. Himes is an attorney with Cooley Godward, LLP representing Toll Brothers, Inc.

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 10

Total aggregate size of all nominated parcels (in acres and square feet): 479,193 sq. ft. 6.582 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – *Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.*

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: *Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.*

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/.

No current plan text.

Current Plan Map Designation: Residential use at 8-12 dwelling units per acre

Proposed Comprehensive Plan Designation: Residential use at 12-16 du/ac with substantial consolidation.

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	75-100
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office

Government Center Building, Suite 330

12000 Government Center Parkway

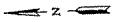
Fairfax, Virginia 22035-5505

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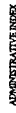
Map file is 50" X 75" based on USGS 1:24,000 scale 7 1/2 minute Quad. Virginia Coordinates 57 east, section 10 of 1983 North Zone in U.S. East based on NAD 83/93 16-pa Precision GPS Network adjustment.

100

Preflight and Clearance: The use or development of the property or properties subject of the existing application submitted is restricted beyond the disallowed zoning district regulations by preflight conditions (*) or variance (V). A complete explanation is provided on page 1 of the official zoning map.

Zoning revised to 1A RM
subsequent changes not reflected.

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80-4	81-3	81-4
90-2	91-3	91-2
90-4	91-3	91-4

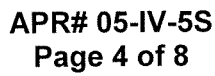
DECEMBER 1987

ZONATIC

10

Revised 4-20-03

Prepared by:
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EXISTING PLAN TEXT

**FAIRFAX COUNTY COMPREHENSIVE PLAN
AREA IV**

SPRINGFIELD PLANNING DISTRICT

S9- BEULAH COMMUNITY PLANNING SECTOR

FLEET DRIVE & BEULAH STREET

S-9 Beulah Community Planning Sector

Current Text: There is not currently any plan text regarding the subject property. The plan map designation is for eight to twelve dwelling units per acre.

255004 v1/RE

PROPOSED PLAN TEXT

FAIRFAX COUNTY COMPREHENSIVE PLAN
AREA IV
SPRINGFIELD PLANNING DISTRICT
S9- BEULAH COMMUNITY PLANNING SECTOR
FLEET DRIVE & BEULAH STREET

S-9 Beulah Community Planning Sector

Current Text: There is not currently any plan text regarding the subject property. The plan map designation is for eight to twelve dwelling units per acre.

Add paragraph 6, with the text indicated below:

6. Parcels 91-1 ((1)) 58, 59A, 59B & 60 and 91-1 ((5)) 2-7 are planned for residential development at eight to twelve dwelling units per acre. As an option, with substantial consolidation of the parcels, residential development up to twelve to sixteen dwelling units per acre is appropriate with satisfaction of the following conditions:

- Consolidation of access points along Beulah Street and Fleet Drive to minimize the number of curb cuts;
- Provision of a coordinated plan to provide a development in character with the surrounding residential community in scale and mass;
- Provision of appropriate buffering and screening adjacent to the residential community to the north;
- A maximum building height of 55';
- Provision of sidewalks along Fleet Drive and Beulah Street; and
- Provision to permit unconsolidated parcels to develop in conformance with the base Plan guidance, provide stable development or be capable of integration into the redevelopment in the future.

**2005 COMPREHENSIVE PLAN AMENDMENT
SPRINGFIELD PLANNING DISTRICT
S9- BEULAH COMMUNITY PLANNING SECTOR
FLEET DRIVE & BEULAH STREET**

STATEMENT OF JUSTIFICATION

I. INTRODUCTION AND OVERVIEW

Cooley Godward, LLP (hereinafter referred to as the "Nominator"), is submitting this nomination to amend the Fairfax County Comprehensive Plan on behalf of Toll Brothers, Inc. ("Toll"), for the ten parcels at the intersection of Fleet Drive and Beulah Street in the Beulah Community Planning Sector of Fairfax County. The ten parcels are located in the Lee District, bounded by the Franconia Commons townhouse development TO the north, Fleet Drive TO the east and Beulah Street TO the west and are identified on the Fairfax County Tax Map as 91- ((01))58, 59A, 59B & 60 and 91-1 ((05)) 2 - 7 (the "Property"). The Property is within the Springfield Planning District of Area IV of the Fairfax County Comprehensive Plan. The Nominator requests approval of a Comprehensive Plan Amendment to provide additional opportunities for redevelopment at higher residential densities more appropriate for this location.

II. COMPREHENSIVE PLAN AMENDMENT

The Comprehensive Plan currently contains no language specific to the Property; however, the map indicates the Property is planned for single family residential use at eight to twelve dwelling units per acre. The Property is currently developed at a much lower density of one to two dwelling units per acre. These parcels are currently developed with single family detached homes that are in a dilapidated condition, which over time may contribute to crime, degradation of the neighborhood and devaluation of property in the area. The existing houses are not in keeping with the character of the surrounding neighborhoods.

The Nominator proposes additional language that would allow another option for redevelopment of the Property, if the subject parcels are substantially consolidated. The additional language provides for residential development up to sixteen units per acre. Proposed conditions associated with the increased density require that the scale and mass of the redevelopment be compatible with the surrounding land uses and that the building height should not exceed a maximum 55 feet.

A density of twelve to sixteen dwelling units per acre is appropriate for this location given the recent development of subdivisions in the vicinity of the Property, such as Franconia Commons and Manchester Lakes, with similar densities to that proposed. The existing single family residences on large lots are less compatible with the nearby industrial, commercial and high density residential uses. The presence of other high density townhouse and multi-family residential developments along Beulah Street and Fleet Drive also make the proposed Plan range for the Property more appropriate. In addition, redevelopment of this Property will provide additional opportunities for affordable housing in an area of the county that is underserved.

Consistent with the Comprehensive Plan for this Sector, the proposed Plan language would permit infill development consistent with the Policy Plan Land Use Objectives 8 and 14. Objective 8 provides that the "County should encourage a land use pattern that protects, enhances and/or

maintains stability in established residential neighborhoods . . . by ensuring that infill development is of compatible use and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.” The proposed residential development is of compatible use and density with the surrounding neighborhoods. Further, any transportation or environmental impacts that will occur due to the redevelopment of the Property will be mitigated appropriately.

Objective 14 recommends that the “County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.” In furtherance of policy 14.b, the infill development that would be permitted under the proposed Plan range would be compatible in scale, density and mass with the surrounding development. The proposed Plan range would provide for a development that could be supported by adequate public facilities and transportation systems. Pursuant to policy 14.f, the proposed language incorporates urban design principles to increase compatibility with adjoining uses through the implementation of pedestrian connections and compatibility with neighboring uses. Policy 14.i recommends minimizing the potential adverse impacts on major arterials through the consolidation of access points, which the Nominator has incorporated into the proposed language.

III. CONCLUSION

The Nominator’s proposed Comprehensive Plan Amendment improves upon the existing recommendations regarding the Beulah Community Planning Sector and supports the County’s efforts to redevelop this area. As such, the Nominator’s proposal would better achieve the Plan objectives than the current density range indicated on the Plan map. The Nominator, therefore, respectfully requests the support of this Comprehensive Plan Amendment by the APR Task Force, County Staff and the Planning Commission and seeks approval by the Board of Supervisors.

254866 v1/RE